



Document 2022 708

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Date 3/09/2022 Time 12:20:34PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$370.40

Rev Stamp# 76 DOV# 72

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 232,000

E

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

GREGGORY AND KATHERINE LESTER, 2459 Willow Bend Trail, St. Charles, Iowa 50240

File #38928-21-RFB (rfb)

TRUSTEE'S WARRANTY DEED

CTB122404

Legal:

2/4

A tract of land located in the North Half of the Northeast Quarter of the Southwest Quarter (N 1/2 NE 1/4 SW 1/4) of Section 14, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit:

Commencing at a point 140 feet South of the Northwest corner of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 14, thence South 286 feet on the West line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4); thence East 798 feet to the center of the public highway extending through said Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4); thence Northwesterly along the center of said public highway to a point 140 feet South of the North line of said Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4); thence West parallel to the said North line approximately 725 feet to the point of beginning



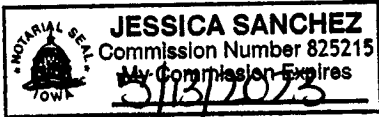
Address: 2459 Willow Bend Trail, St. Charles, Iowa 50240

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Velva L. Lee, as Trustee of the Velva L. Lee Trust**, does hereby convey the above-described real estate to **Greggory Zames Lester and Katherine Lavonne Lester, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Trust holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

<p>STATE OF IOWA)) SS: COUNTY OF POLK)</p> <p>On this <u>1</u> day of <u>March</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared Velva L. Lee, as Trustee of the Velva L. Lee Trust, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person, as Trustee, executed the instrument as the voluntary act and deed of the Trust and of the Trustee.</p> <p><u>Jessica Sanchez</u> Notary Public in and for said State</p>	<p>Dated: <u>3/2/22</u>, 2022</p> <p><u>Velva L. Lee</u> Velva L. Lee, as Trustee of the Velva L. Lee Trust</p> <p></p>
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